

CITY COUNCIL STUDY SESSION

Staff will review the 2020 Aquatic Center Feasibility Study Update.

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Parks & Community Services

EXECUTIVE SUMMARY**INFORMATION
ONLY**

Staff will report the results of the 2020 Aquatic Center Feasibility Study Update, including final program options, capital and operating cost estimates, and site analysis.

RECOMMENDATION

N/A

BACKGROUND & ANALYSIS

The existing Bellevue Aquatic Center (also known as the Odle Pool) is the only public pool serving Bellevue's growing population, and like other pools built with funding from 1960s-era Forward Thrust Bonds, is nearing the end of its useful life. Due to its age and limited capacity, Odle is unable to meet the current needs or future demand for aquatic programming in Bellevue. For over a decade, the City has evaluated alternatives and explored partnership opportunities to develop a new, year-round facility that considers the full range of activities associated with contemporary, state-of-the-art aquatic facilities.

When staff presented the results of an aquatics feasibility study in March 2009, Council expressed support for a comprehensive facility to serve Bellevue's growing and future aquatic needs and directed staff to explore regional partnership funding opportunities. In early 2010, staff reported back to Council that, due to impacts associated with the recession, potential partners were not able to pursue this project, and Bellevue suspended further exploration of new aquatic alternatives.

Since 2010, the cities of Kirkland and Redmond have been independently studying their aquatic programming needs and developing alternatives. In 2015, for example, Kirkland proposed an ultimately unsuccessful ballot measure to form a Metropolitan Park District to fund the development of an aquatic and recreation center.

In 2017, King County Parks began exploring options for a regional strategy to address the aquatics gap on the Eastside. King County Councilmember Claudia Balducci secured an appropriation of \$2M to work towards a regional solution. In May 2018, Council authorized execution of a Memorandum of Understanding (MOU) between King County and the cities of Bellevue, Kirkland, and Redmond to explore the feasibility of a regional approach to developing aquatics facilities and to coordinate on a public aquatics' assessment.

The final King County Parks' report issued in October 2019 provides confirmation of the public aquatics needs as well as a site evaluation framework and identifies potential sites across the Eastside. The

report also provides capital cost estimates and notes potential partnership and funding opportunities. The recommend next steps include public outreach, partnership, governance, funding, site and development parameters if the County and Eastside cities desire to find a regional approach.

In November 2018, the Council authorized execution of a professional services agreement with ARC Architects to update the City's 2009 Aquatics Feasibility Study. The study provides updated technical information to assist the City in determining whether, and to what extent, it wishes to proceed with a new aquatic center, including project scale and scope, estimated capital and operating costs, site analysis, financing, and operational options. Staff updated Council on the scope, status, and preliminary findings of this study on April 21, 2019 and October 21, 2019.

2020 Bellevue Aquatic Center Feasibility Study Update

The 2020 Feasibility Study Update explores the feasibility of developing a contemporary, state-of-the-art facility that meets the aquatics needs of the community and potential partner groups and promotes community health and wellness. The facility would be operationally sustainable and serve the full range of fitness, recreation, and health and wellness needs, as well as provide competitive aquatics programs for all ages, abilities, and backgrounds.

Key program elements identified in the 2020 Feasibility Study Update include a 50-meter pool with movable bulkheads, deep water strategies, therapy/wellness options, a lesson/program pool, and a leisure pool. In addition, dry-side amenities like fitness facilities and community meeting spaces were included, as well as seating capacity to accommodate a range of competitive events. Building program options used the preferred regional model described in 2009 as a foundation with updates to reflect the contemporary needs of aquatics stakeholder groups, potential partners, and best practice recommendations of the professional consultants. The overall goal of this update was to develop an optimal mix of features that meet program needs while balancing operating and capital investments.

The 2020 Feasibility Study Update was designed to develop the information necessary to assist Council in determining whether, and under what circumstances, to proceed with an Aquatic Center, and included the following tasks:

- Identify scale and scope of the program elements and three schematic building options
- Estimated capital and operating costs of the three building program options
- Site feasibility analysis
- Identification of financing and operational plan strategies that could include public/private/nonprofit partnerships
- Report on options for the existing Odle Pool and how it may be impacted by a new aquatics center

While recommending a funding plan was beyond the scope of this study, it does provide an overview of some of the possible funding sources, including voter initiatives, City tax options, grants, and alternative funding approaches such as partnership contributions, fundraising, and naming rights. Ultimately, different funding strategies may need to be utilized based on size, program, and location.

Staff will present the 2020 Feasibility Study Update key findings including the aggregate costs for the three facility options.

POLICY & FISCAL IMPACTS

Policy Impact

Comprehensive Plan: Parks, Recreation & Open Space Element

- PA-3. Equitably distribute a variety of parks, community centers and other indoor and outdoor recreation facilities throughout the City.
- PA-8. Develop partnerships with other public agencies and the private sector to provide parks, open space, and cultural and recreation facilities in the City.
- PA-15. Encourage the development of facilities for special purpose recreation.
- PA-25. Promote partnerships with public and private service providers to meet cultural, recreational, and social needs of the community.

An aquatics facility addresses several strategic target areas of Council's adopted vision: great places where you want to be, economic development, regional leadership, and high quality built and natural environment. City Council Vision Priority 2018-2020 also identifies determining "whether to explore the possibility of a regional aquatic center in Bellevue" as Priority #13 on the list of Three-Year Priorities.

Fiscal Impact

Funding for the Bellevue Aquatics Center Feasibility Study Update and the King County Regional MOU is included in CIP Plan No. G-114, Regional Aquatic Center Study, in the adopted 2019-2025 CIP Plan.

OPTIONS

N/A

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. 2009 Aquatics Feasibility Study Option D
- B. 2020 Aquatics Feasibility Study – Executive Summary
- C. CIP Project Description (CIP Plan No. G-114)

AVAILABLE IN COUNCIL LIBRARY

2009 Bellevue Aquatic Center Feasibility Study
2019 Regional Aquatics Report
2020 Bellevue Aquatic Center Feasibility Study